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CLARENDON COUNTY DEVELOPMENT PLAN

TITLE: Clarendon County Development Plan

AUTHOR: Office of the Governor, Division of Administration,
Physical and Economic Development

SUBJECT: Land Use Survey and Analysis and Future Land Use Plan

DATE: June, 1973

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ABSTRACT: This report contains information about Lee County as a whole
and about the small towns and lake areas located therein.
Specifically, this report consists of an analysis of existing
land development, housing conditions, and growth patterns,
and a plan for the future development of land.

CLARENDON COUNTY
DEVELOPMENT PLAN

Prepared for the
Clarendon County Planning Commission
By the
Office of the Governor
Division of Administration
Physical and Economic Development

June, 1973

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INTRODUCTION

The purpose of this report is twofold. First, it is to provide the background information and the basic framework of goals necessary for planning the physical environment of Clarendon County. Secondly, it is to provide a generalized land use plan for the County as a whole and those areas felt to have the greatest potential for growth and development. Actually, the county-wide plan is the same as that presented in the Land Use Sketch Plan for the Santee-Wateree Regional Planning Council published June 1972. The more detailed and comprehensive plans for the Manning, Lake Marion, Manning-Summerton Interstate Corridor, and Summerton Planning Areas are the results of the efforts of this study.

The data generated in this study was obtained by a "windshield survey" of the most densely populated areas of Clarendon County and numerous other sources. A system of coding was used to identify the various land uses and physical condition of residential housing units.

This report is dichotomized into two discrete phases. The first is concerned with a very general analysis of the entire county, and the second with a detailed analysis of the densely populated and growing areas of the County.

GENERAL COUNTY

Regional Setting

Clarendon County is one of four counties comprising the Santee-Wateree Regional Planning Council. The County is located in the central eastern portion of the State of South Carolina in what is known as the Coastal Plain.

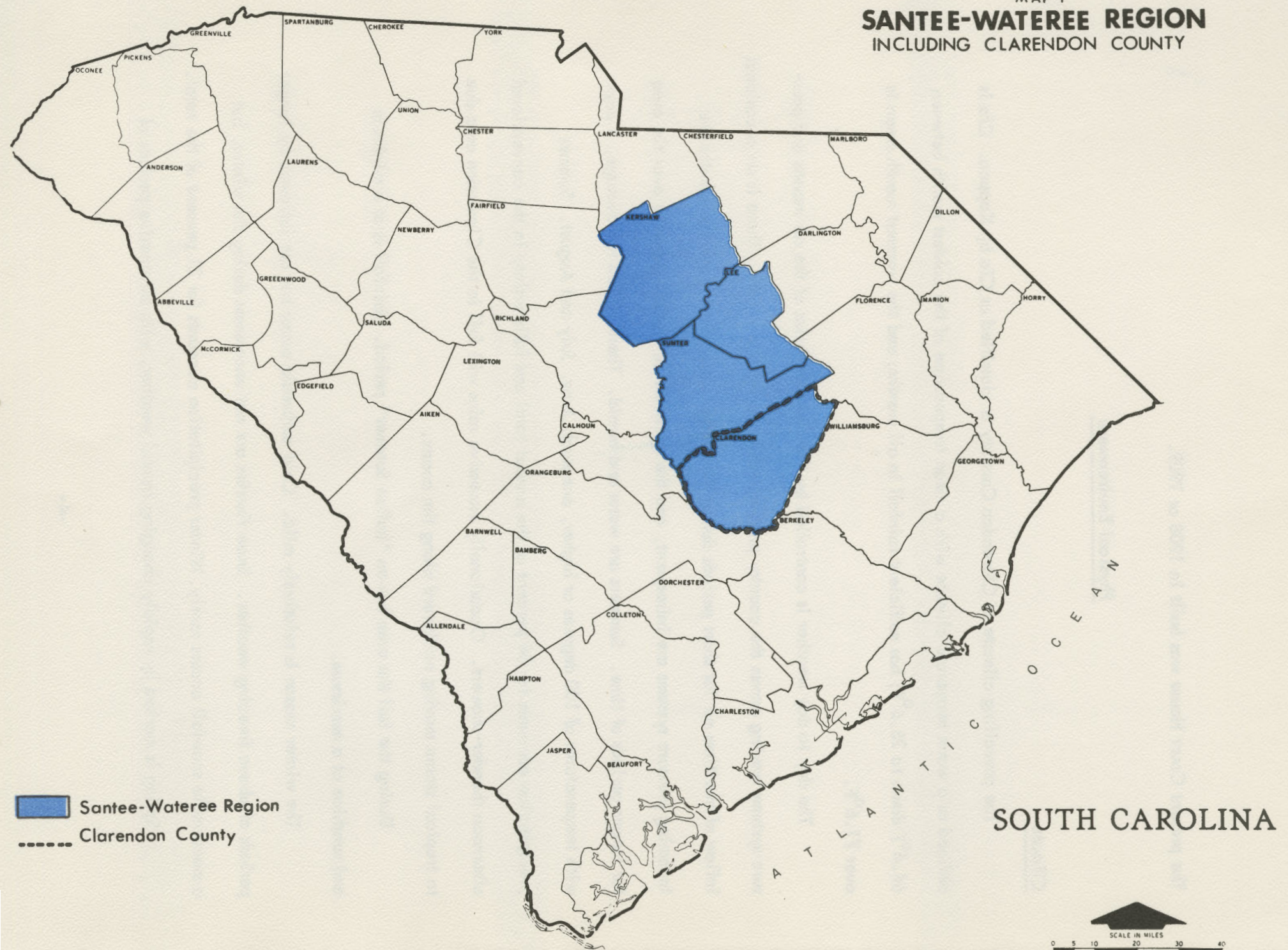
The County's largest city, Manning, is located 63 miles from Columbia, 44 miles from Florence, and 125 miles from Charlotte, North Carolina.

History

Clarendon County was named for Edward Hyde, Earl of Clarendon. Its county seat, Manning, was at one time a settlement on the Camden, Charleston road. In 1855, Clarendon was divided from the Sumter area, then known as the Clairmont, and Sumter districts. It was the duty of several men appointed for the purpose, to find a location for the Court House.

A village near Jordan wanted the county seat. Already with two stores, and a drug store, and noted for musters, and horse racing, Juneville saw visions for greater progress; but the majority of the citizens thought the present site to be more in the center of the county. Juneville lost out, and the county seat became known as Manning, named for Richard I. Manning, Governor of the state in 1824. Captain Joseph C. Burgess, a surveyor, was engaged to help locate the center of the county. It fell, strange to say, on his own lands, and he gave a tract of land situated in the center of the new county seat, and this became the Court House Square. Here, a handsome building of brick probably made by slave labor was erected in 1856, but this burned building was replaced by a frame structure.

MAP 1
Santee-Wateree Region
INCLUDING CLARENDON COUNTY



The present Court House was built in 1908 or 1909.

Physical Environment

Climate

The prevailing climate of Clarendon Caounty is classified as Cfa by Kappen. Cfa is defined as a warm temperate climate with a mean temperature of the coldest month between 64.4°F down to 26.6°F; has sufficient rainfall in all months; and the warmest month mean is over 71.6°F.

The day to day weather is controlled by the characteristics of the air masses and pressure systems moving across the country predominating during the winter. There is an occasional inflow of maritime air for short periods during the winter also. During summer months the incoming pressure systems are infrequent, and the maritime air invasions persist over the area for longer periods of time. Summers are warm and humid. There are on the average, 3 days with temperatures of 100 degrees or higher, one each June, July and August. Summer precipitation accounts for 34 percent of the annual total and falls mainly in the conventional afternoon thunder-showers. Occasionally excessive rains will fall in the Clarendon area due to tropical storms moving northward along the coasts.

During the fall the area has an "Indian Summer" period. Rainfall is at a minimum and sunshine at a maximum.

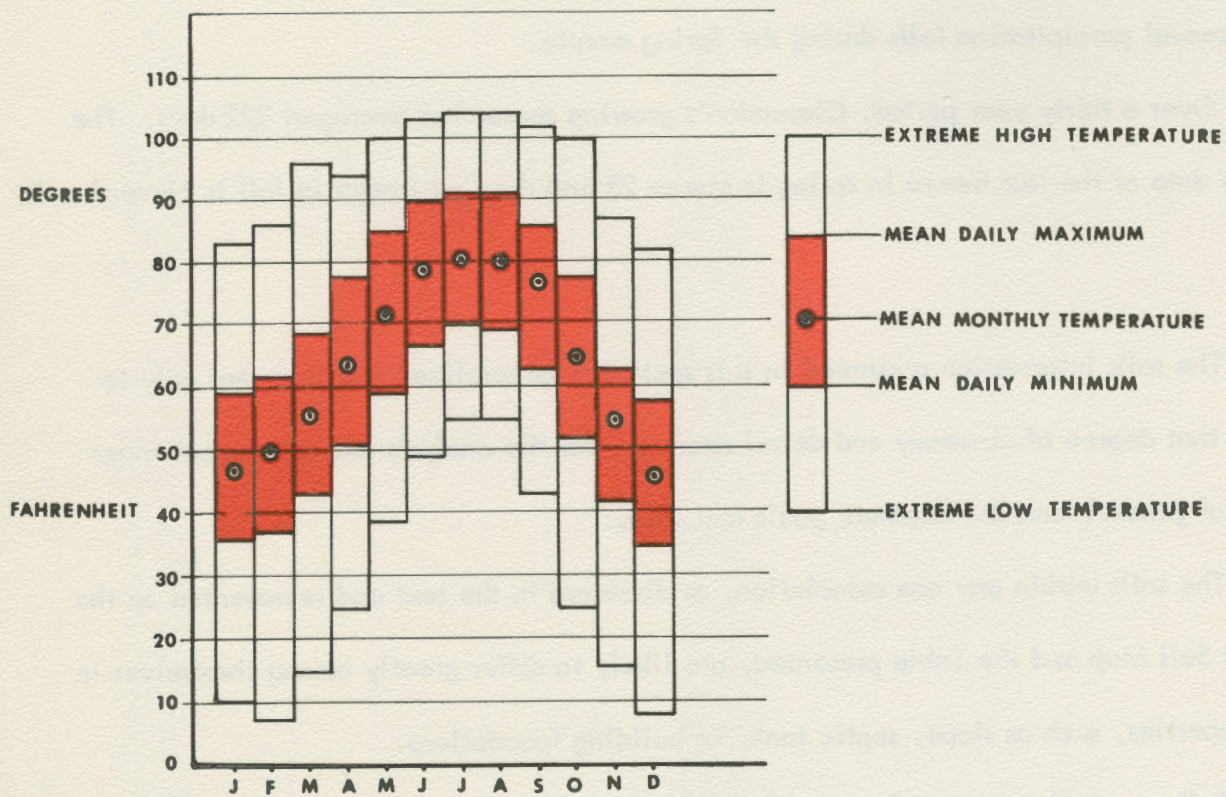
The winter season is relatively mild. Cold outbreaks occur but are followed by longer periods of above freezing weather. Snow flurries are not uncommon during the winter, but a measurable snowfall occurs rarely. Winter precipitation accounts for 21 percent of the total.

Spring is marked by rapidly changing frontal weather, with alternative periods of

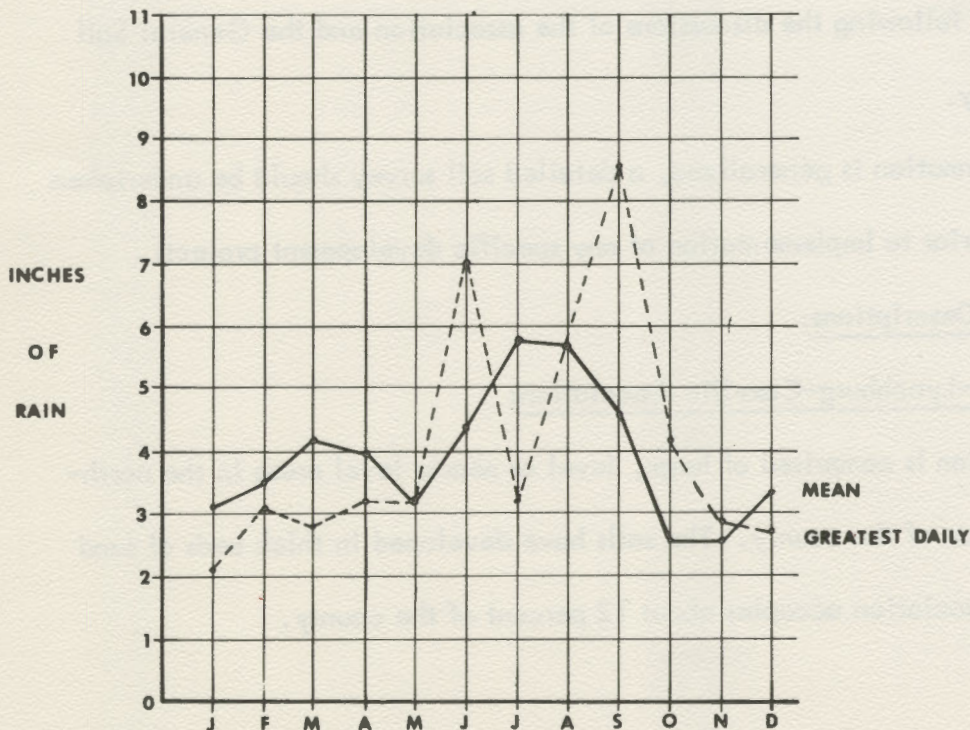
WEATHER DATA FOR CLARENDON COUNTY

CHART 1

AVERAGE TEMPERATURE (Over 30 Year Period)



AVERAGE PERCIPITATION (Over 30 Year Period)



Source: E.S.S.A., Weather Bureau Office for State Climatology, Clemson University, 1965, p. 37

* Clarendon County has no climate data so Sumter, S.C. data was used.

cold and windy weather in March to warm and sunny weather in May. Twenty-four percent of the annual precipitation falls during the Spring months.

Over a thirty year period, Clarendon's growing season has averaged 222 days. The average date of the last freeze in spring is March 28 and the first freeze in fall is November 5.

Soils

The soils information presented in this section is generalized and intended only to provide that degree of accuracy and detail necessary for the analysis and subsequent formulation of general land development goals and plans.

The soils within any one association, as discussed in the text and represented on the General Soil Map and the Table presented, are likely to differ greatly among themselves in some properties, such as slope, septic tank, or building foundations.

Soil associations patterns are related to the underlying parent material and are influenced by slope patterns of the land surface. The general limitation of each soil type are outlined in the chart following the discussions of the association and the General Soil Map of Clarendon County.

Because this information is generalized, a detailed soil survey should be undertaken on each individual site prior to implementation of any specific development projects.

Soil Association Descriptions:

No. 1 Goldsboro-Lynchburg-Coxville Association:

This soil association is comprised of large, level or nearly level areas in the north-eastern (Turbeville) section of the county. The soils have developed in thick beds of sand and sandy clays. This association occupies about 12 percent of the county.

Goldsboro soils have slight limitations for structure foundations and septic tanks and Lynchburg and Coxville soils have severe limitations for such uses.

No. 2 Norfolk-Goldsboro-Coxville Association:

This association is characterized by large, nearly level to gently sloping, ridges with narrow sloping sides leading to the streams and drains. It is in the northcentral and central sections of the county, and represents about 47 percent of the county. The soils have developed in thick beds of sands and sandy clays.

Norfolk and Goldsboro soils have only slight to moderate limitations for structure foundations and septic tanks, however the Coxville soils have severe limitations for such uses.

No. 3 Lakeland-Norfolk Association:

Two areas in this soil association are characterized by gently sloping to sloping ridges parallel to the Black and Pocotaligo Rivers. Another area is in the southwest corner of the county just north of the Santee Dam. Here the topography is nearly level to gently sloping. The ridges are broad with some large flat, wet areas, and small oval-shaped depressions. The soils have developed in thick beds of sands and sandy clays. This association accounts for about 8 percent of the county.

These soils have slight to moderate limitations for structure foundations and septic tanks.

No. 4 Swamp Association:

This association consists of flat, swampy land along the Black and Pocotaligo Rivers.

It makes up about 5 percent of the county. Swamp consists mostly of an organic layer of varying thickness over mixed alluvium of Coastal Plain sediments. It is under water most of the time. The entire association is in woodland, consisting of black gum, tupelo gum, cypress, and other swamp hardwoods.

The soils have severe limitations for engineering applications and are unsuited for house sites.

No. 5 Lakeland, Terrace-Izagora-Okenee Association:

This association consists of two small areas, one on the north side and the other on the south side of the Pocotaligo River. Soils have developed from beds of sandy alluvium washed from upland soils. The association constitutes about 1 percent of the county.

Lakeland and Izagora soils have moderate limitations for structure foundations and septic tank disposal fields. The other soils have severe limitations.

No. 6 Lynchburg-Scranton-Plummer-Rutlege Association:

This association is on broad level and depressed areas in the east-central, Foreston, section of the county. Soils have developed from thick beds of sands and sandy clays. The association covers about 5 percent of the county.

All the soils in this association have severe limitations for structure foundations and septic tanks.

No. 7 Chewacla-Wehadkee Association:

This soil association is on the flood plains along the Santee River. The soils have formed in sediments washed from upland soils of the Piedmont Plateau. It occupies about

3 percent of the county.

These soils have severe limitations for practically any kind of use.

No. 8 Leaf-Flint-Wahee-Cahaba Association:

This soil association is on broad nearly level areas on the stream terraces of the Santee River along Lake Marion. The soils have developed from old alluvium washed largely from soils of the Coastal Plains. The association occupies about 10 percent of the county.

Cahaba soils have slight limitations for structure foundations and septic tank disposal fields, Flint and Wahee soils have moderate to severe limitations and Leaf soils have severe limitations.

No. 9 Marlboro-Faceville-Coxville-Grady Association:

This soil association is on broad, nearly level to sloping areas in the southwestern section of the county. The soils have developed from thick beds of sands and sandy clays. The association accounts for about 9 percent of the county.

Marlboro and Faceville have only slight limitations for structure foundations and septic tanks and Coxville and Grady soils have severe limitations.

Summary

The soils of Clarendon County impose considerable limitation and restriction upon development. To illustrate, approximately a quarter of the soil associations in Clarendon County have severe limitations for use in building foundations and approximately a third have severe limitations for use as septic tank fields, sewage lagoons and recreation purposes.

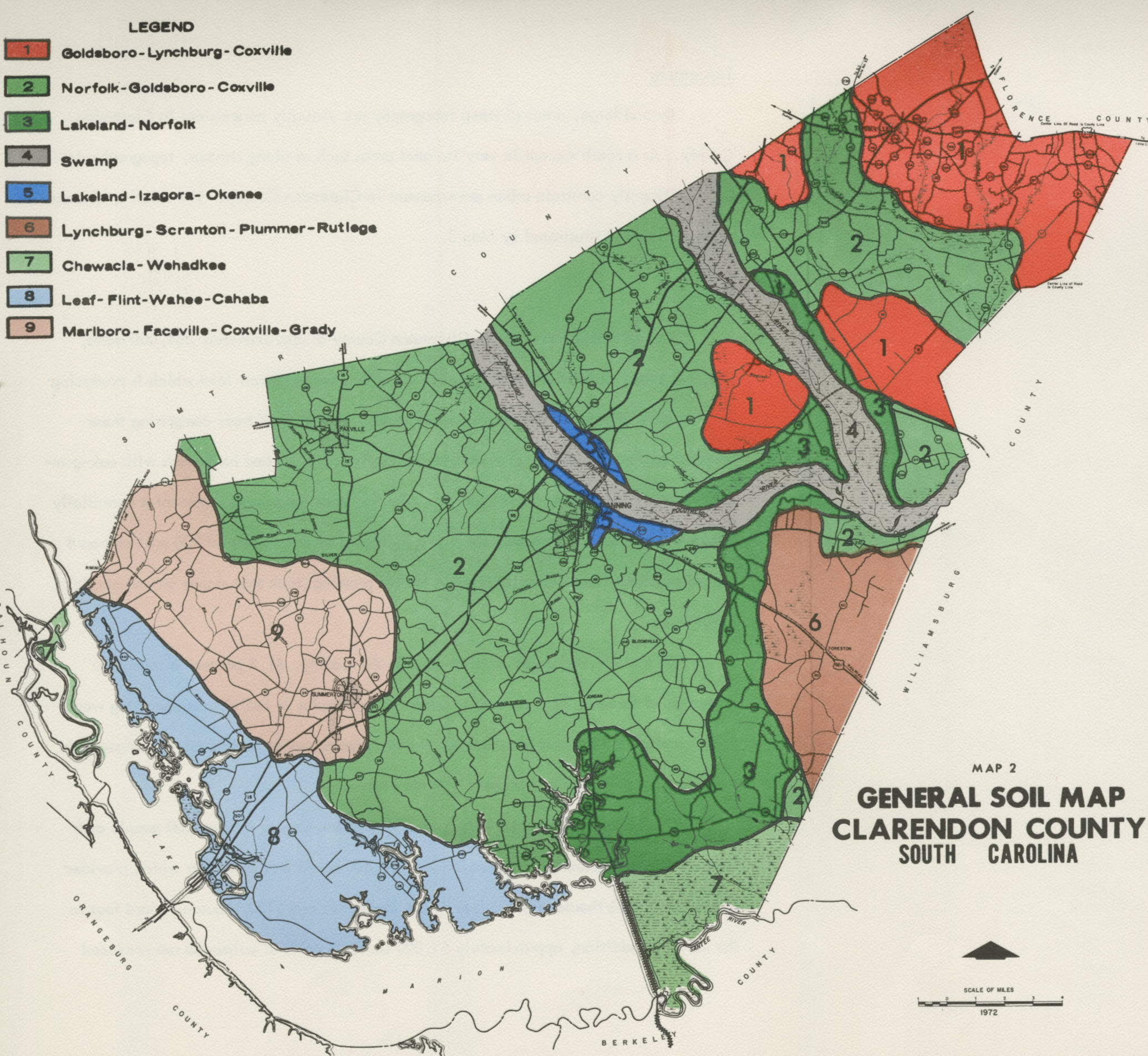
TABLE 1

PROPERTIES, LIMITATIONS, AND FEATURES OF SOILS AFFECTING SELECTED USE
CLARENDON COUNTY

Degree of Soil Limitations and Major Features							
	Soil Associations	Soil Series Slope Range	Building Foundations	Septic Tank Filter Fields	Sewage Lagoons	Recreation	Depth of Seasonal High Water Table
1	Faceville (35%) Marlboro (25%) Grady (20%)	0-15% 0-6% 0-2%	Slight-Moderate-Severe Moderate Severe	Slight-Moderate Moderate Severe	Moderate-Severe Moderate Slight	Slight-Moderate Slight Severe	6+ 6+ 0-1
2	Norfolk (40%) Coxville (30%) Dunbar (15%)	0-10% 0-2% 0-2%	Slight-Moderate Severe Severe	Slight Severe Severe	Moderate Severe Moderate	Slight Severe Moderate	6+ 0-1 0 - 1 1/2
3	Norfolk (45%) Orangeburg (25%) Grady (15%)	0-15% 0-15% 0-2%	Slight-Moderate Slight-Moderate-Severe Severe	Slight Slight-Moderate Severe	Moderate Moderate-Severe Slight	Slight Slight-Moderate Severe	6+ 6+ 0-1
4	Izagora (45%) Wahee (30%) Myatt (15%)	NA 0-2% 0-2%	NA Severe Severe	NA Severe Severe	NA Slight Moderate	NA Severe Severe	NA 0-1 0-1
5	Lynchburg (45%) Rutledge (25%) Portsmouth (15%)	0-2% 0-2% 0-2%	Severe Severe Severe	Severe Severe Severe	Moderate Severe Severe	Moderate Severe Severe	1 0-1 0-1
6	Lynchburg (40%) Goldsboro (30%) Coxville (20%)	0-2% 0-2% 0-2%	Severe Moderate Severe	Severe Moderate Severe	Moderate Moderate Severe	Moderate Slight Severe	1 2 1/2 - 3 0-1
7	Swamp (85%) Wehadkee (10%)	NA 0-2%	NA Severe	NA Severe	NA Severe	NA Severe	NA 0-1
8	Lakeland (60%) Gilead (20%) Vaucluse (10%)	0-25% 0-15% 2-25%	Slight-Moderate-Severe Moderate-Severe Slight-Moderate-Severe	Slight-Moderate-Severe Severe Severe	Severe Slight-Moderate-Severe Moderate-Severe	Severe Moderate Moderate-Severe	6+ 6+ 6+
9	Gilead (65%) Vaucluse (25%)	0-15% 2-25%	Moderate-Severe Slight-Moderate-Severe	Severe Severe	Slight-Moderate-Severe Moderate-Severe	Moderate Moderate-Severe	6+ 6+

LEGEND

- 1 Goldsboro-Lynchburg-Coxville
- 2 Norfolk-Goldsboro-Coxville
- 3 Lakeland-Norfolk
- 4 Swamp
- 5 Lakeland-Izagora-Okenee
- 6 Lynchburg-Scranton-Plummer-Rutledge
- 7 Chewacla-Wehadkee
- 8 Leaf-Flint-Wahee-Cahaba
- 9 Marlboro-Faceville-Coxville-Grady



Topography

By and large, areas of steep topography are virtually nonexistent in Clarendon County. As a result except in very isolated areas such as along streams, topography does not significantly constrain urban development in Clarendon County. The relative absence of steep slopes is illustrated by Map 3.

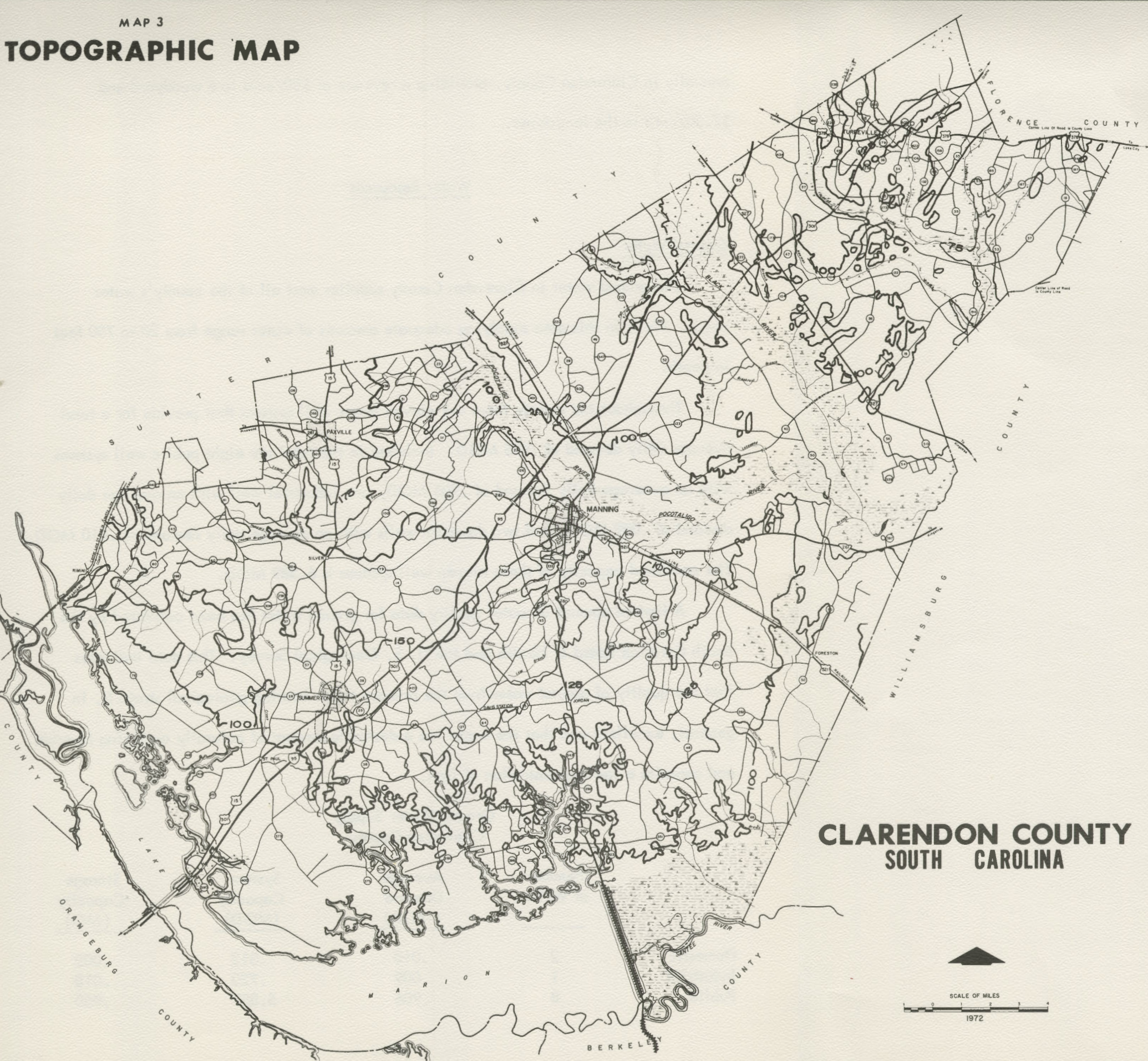
Forestry

Out of a total land area in Clarendon County of approximately 384,000 acres, 214,000 acres, or 55.7 percent, is taken up in commercial forest land which is producing or is capable of producing industrial wood crops. The types of trees comprising these commercial forest lands are composed of both softwood pines and hardwoods with oak-gum-cypress hardwoods being in the majority. The fact that these trees represent a potentially valuable resource for Clarendon County is indicated by the volume of 930 million board feet of sawtimber and 317 million cubic feet of growing stock that stands on commercial forest land.

Of the 214,000 acres of forest land in the County, 61.2 percent is under the ownership of farmers; 20.1 percent is owned by companies or individuals operating wood-using plants; 16.8 percent is owned by private corporations or individuals not engaged in the forest industry; and 1.9 percent is State-owned.

The primary wood-using industries of Clarendon County employ 300 people and have an annual production of approximately 64,400 board feet of lumber which provides a revenue of \$80/thousand board feet to the landowner and \$130/thousand board feet to the mill. In addition, approximately 62,000 standard cords of pulpwood are produced

TOPOGRAPHIC MAP



CLARENDON COUNTY
SOUTH CAROLINA



SCALE OF MILES
0 1 2 3 4
1972

annually in Clarendon County, providing a revenue of \$20/cord to a woodyard and \$7.50/cord to the landowner.

Water Resources

Ground Water

The ground water in Clarendon County supplies most all of the county's water needs. Wells in this area supplying adequate amounts of water range from 20 to 750 feet in depth.

Throughout the county there are eleven major well systems that provide for a total average daily demand of .925 MGD. Included in the total are eight public well systems with an average daily demand of .906 MGD, one industrial well with an average daily demand of .009 MGD, and two domestic wells with an average daily demand of .010 MGD. The combined capacity of these eleven well systems is 6.589 MGD.

A limited amount of water quality data for ground water has been collected by the South Carolina Board of Health and the U. S. Geological Survey. This data indicates that the quality of ground water from the primary water bearing geological strata is, in general, excellent and that the water has a desirable amount of naturally occurring fluoride and contains a low concentration of iron.

Ground Water Supply Clarendon County

	<u>Number of Wells</u>	<u>Average Demand (MGD)</u>	<u>System Capacity (MGD)</u>	<u>Storage Capacity (MG)</u>
Domestic	2	.010	.012	.002
Industrial	1	.009	.720	.010
Public	8	.906	5.857	.950

Surface Water

Estimates of the quantity of available surface water are based on U. S. Geological Survey data obtained from gauging stations located within or in close proximity to Clarendon County. This stream flow information was used to provide data on low-flow characteristics on a county-wide basis. Discharge measurements made at the gauging stations during the 1954 drought indicate that the major streams within the county have a satisfactory flow. However, the volume of surface water available to Clarendon County has greatly increased due to the construction of Lake Marion. Although an adequate supply of surface water is available, currently only .080 MGD is being used.

Surface Water Supply Clarendon County

<u>Source of Supply</u>	<u>Maximum Safe Yield</u>	<u>Existing Demand</u>	<u>Type of Use</u>
Black River	.380 MGD	.000	--
Lake Marion	358,541.298	.000	--
Pocotaligo Swamp	--	.080	Industrial
Santee River	251.940 MGD	.000	--

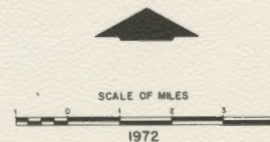
County stream classifications are illustrated on Map 4. As shown, Class "B" is given to Pocotaligo Swamp, Black River and Santee River. Lake Marion has a Class "A" designation. This classification represents a standard which must be met when discharging wastewater into the classified stream, i.e. it represents a quality goal rather than a statement of the existing quality of the water in a particular stream. Further detail on the standard applicable to streams can be obtained from the South Carolina Pollution Control Authority.

STREAM CLASSIFICATIONS

- CLASS A
- CLASS B



CLARENDON COUNTY
SOUTH CAROLINA



Source: S.C. Water Resources Commission

Population and Economic Trends

A land development plan is based primarily on two considerations: the number of people living in the planning area and their needs and desires. In order to protect future land requirements, it is necessary to know what the demands will be for land utilization.

The amount of land required is directly related to the population. This section will attempt to present an analysis of the population and economic factors that will determine the ability of the County to handle such future requirements.

Population Trends

The population of Clarendon County has been declining for several decades and especially large during the 60's when the County had a net loss of approximately 4,000 persons. All sections of the County have experienced this decline, however, it has been most pronounced in the rural areas.

Because of the interest shown and efforts exerted to reverse these trends, it has been projected by the Santee-Wateree Regional Planning Council that the trends will be reversed and by 1980 the County will have increased slightly in population. Most of the increase is expected to occur in the Manning area due to a general trend away from agriculture in favor of a more urban oriented style of life.

TABLE 2

Distribution of Population within Clarendon County
1960 - 1990

<u>Location</u>	(1) <u>1960</u>	(1) <u>1970</u>	(2) <u>1980</u>	(2) <u>1990</u>
Clarendon County	29,490	25,604	26,824	28,947
Alcolu Division	3,032	2,298	2,065	1,852
Manning Division	3,917	4,025	4,855	5,934
Manning East Div.	2,188	1,845	1,878	1,968
Manning West Div.	4,636	3,959	4,104	4,371
Paxville Div.	2,214	1,935	2,012	2,172
Sardinia Div.	2,602	2,100	2,039	2,026
Summerton East Div.	3,963	3,078	2,843	2,663
Summerton West Div.	4,151	3,398	3,353	3,387
Turbeville	2,787	2,966	3,675	4,574

Source: (1) U. S. Department of Commerce, Bureau of Census, 1960 and 1970.

(2) Projections of total County population by Santee-Wateree Regional Planning Council; Apportionment by County, Division of Administration, Office of the Governor.

Economy

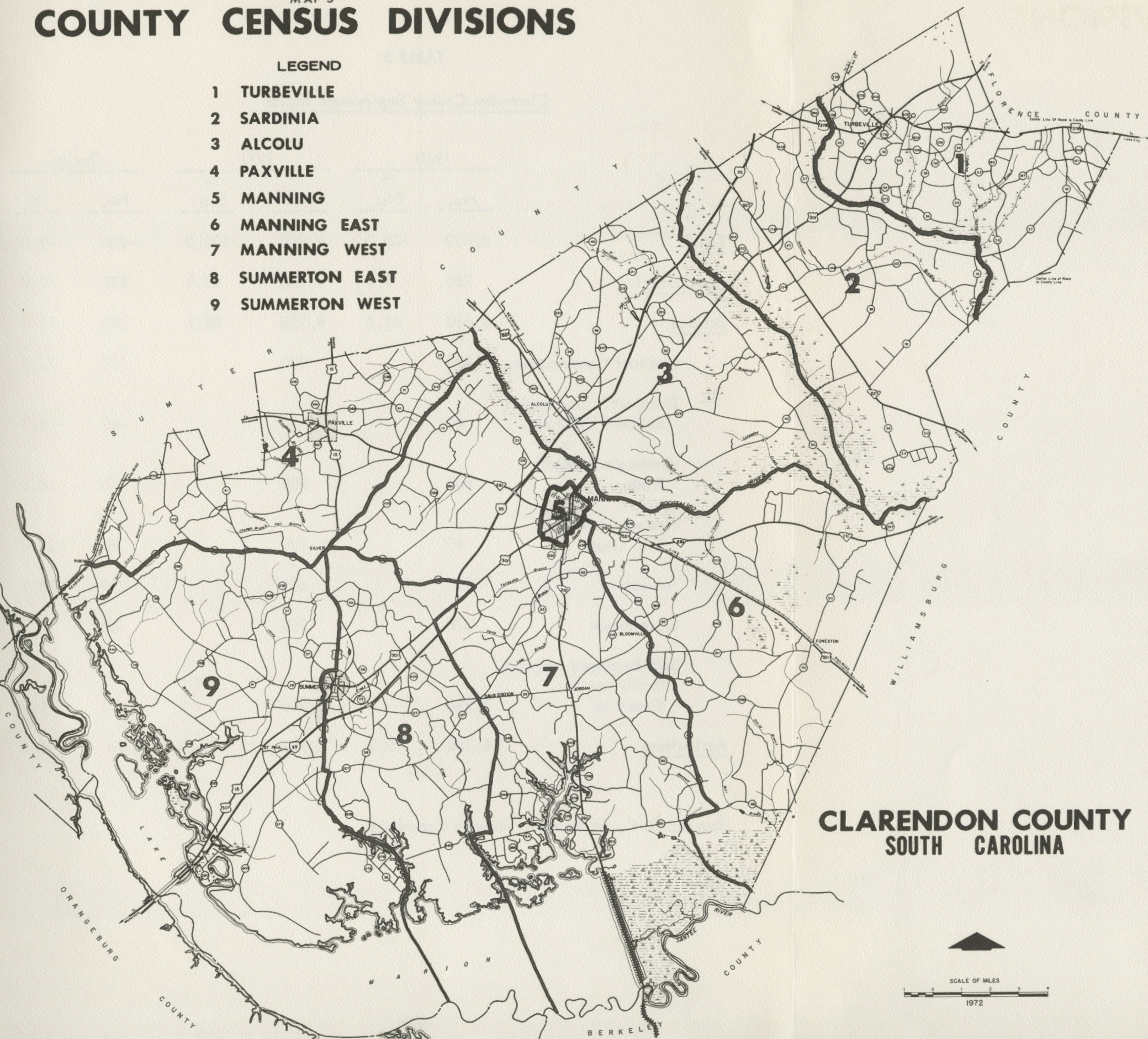
The economy of Clarendon County is undergoing rapid change. Between 1960 and 1971 manufacturing employment increased by 60 percent--however representing only 470 jobs. This, obviously, could not begin to offset the enormous decline of agricultural jobs (2,350). Consequently, the County experienced an overall net decline of 780 jobs.

MAP 5

COUNTY CENSUS DIVISIONS

LEGEND

- 1 TURBEVILLE
- 2 SARDINIA
- 3 ALCOLU
- 4 PAXVILLE
- 5 MANNING
- 6 MANNING EAST
- 7 MANNING WEST
- 8 SUMMERTON EAST
- 9 SUMMERTON WEST



CLARENDON COUNTY
SOUTH CAROLINA

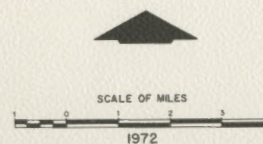


TABLE 3

Clarendon County Employment Trends

	1960		1971		Change	
	No.	% Dist.	No.	% Dist.	No.	%
<u>Total</u>	8,630	100.0	7,850	100.0	-780	-9.0
<u>Manufacturing</u>	780	9.1	1,250	15.9	470	60.3
<u>Service</u>	3,610	41.8	4,250	54.1	640	17.7
Contract Construction	230		400		170	73.9
Transport., Communi- cations, Utilities	60		50		-10	-16.7
Wholesale & Retail Trade	800		950		150	18.8
Finance, Insurance, Real Estate	40		100		60	150.0
Service	390		600		210	53.8
Government	870		950		80	9.2
Self-Employed, unpaid family workers, domestics	1,220		1,200		-20	-1.6
<u>Agriculture</u>	4,240	49.1	2,350	30.0	-1,890	-44.6

Source: S. C. Employment Security Commission

Clarendon County Existing Land Use and Sketch Plan

Data presented in this section was obtained from the Land Use Sketch Plan prepared by the Santee-Wateree Regional Planning Council. Generalized existing land use is illustrated on Map 6 and a statistical summary is presented in Table 4. Clarendon County consists of 442,000 acres and has a density of 42.7 persons per square mile.

TABLE 4

Existing Land Use - 1972 (in acres)
Clarendon County

Total Acres - 442,000

<u>Incorporated Land</u>	<u>Acres</u>	<u>Unincorporated Land</u>	<u>Acres</u>
Incorp. Class 1	1,786	Non-Urban Development	
		Rural Oriented	2,342
Urban Class 2	1,461	Urban Oriented	1,075
		Industrial	
		Mining & Extraction	-
		Manufacturing	-
		Commercial	200
		Transportation ¹ & Utilities	74
		Public & Semi-Public	
		Institution	10
		Open Space & Rec.	9,090
		Water & Wetland	107,000
		Agricultural Open and	
		Other Land	318,962

¹Excludes rights-of-way.

Source: Santee-Wateree Regional Planning Council.

EXISTING LAND USE

INCORPORATED LAND

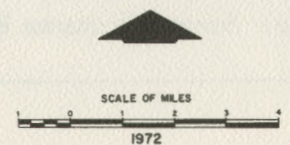
- 1 0-2499 Persons
- 2 2,500-4,999 Persons

UNINCORPORATED LAND

- Urban Oriented Development
- Rural Oriented Development
- Commercial
- Public and Semipublic
- Water and Wetland
- Agricultural and Open Lands
- Transportation



CLARENDON COUNTY
SOUTH CAROLINA



Land Use Classification and Analysis

Incorporated Land

Because the last section of this study is concerned entirely with a detailed analysis of the incorporated areas and their immediate environs, no attempt will be made here to duplicate that effort. For purposes of our generalized analysis, the following classes of incorporated areas are used:

Incorporated Class 1: up to 2,500 population.

Urban Class 2: 2,500 to 4,999

Incorporated land in Clarendon County consumes 3,247 acres or slightly less than 1 percent of the total land and water area of the county.

Unincorporated Land

Unincorporated land has been subdivided into two classifications: "non-agricultural" and "agricultural, open and other lands."

a. Non-agricultural categories include "non-urban development," "industrial," "commercial," "transportation and utilities," "public and semi-public," and "water and wetland."

(1) Non-Urban Development - this category is intended to include unincorporated residential and associated neighborhood uses containing 100 acres or more. Concentrated strip development along rural roads will not be shown unless there is at least a minimum of 20 fronting structures (on one side) per mile of road length.

This category is intended to show locations of concentrations of residential and related structures which might be eligible, based upon density, for a higher level of urban type services.

Under this category two structural densities have been distinguished:

Urban-Oriented - 100 or more residential structures per 100 acres (an average lot size of one acre or smaller).

Rural-Oriented - clusters of development fewer than 100 residential structures per 100 acres (an average lot size larger than one acre).

There are approximately 3,400 acres of unincorporated non-urban development in Clarendon County, of which approximately 65 percent is urban-oriented and approximately 35 percent is rural-oriented.

Unincorporated urban-oriented land in the County is found only in the fringe areas of Manning and Summerton.

Unincorporated rural-oriented areas, however, are more scattered throughout the county and include Alcolu, Sardinia, New Zion, Barrineau, Jordan, Davis Station and St. Paul.

Industrial

There are no substantial industrial uses outside municipal boundaries in Clarendon County.

Commercial

There are approximately 200 acres of commercial uses located outside municipal boundaries. These are situated along U. S. 301 adjacent to Lake Marion and southwest of Summerton. In addition, there is a concentration of commercial development in the vicinity of the I-95, U. S. 301 interchange between Summerton and Manning.

Public and Semi-Public

There are approximately 3,000 acres of public and semi-public uses in Clarendon County. All but a fraction are classified in the category of Open Space and Recreation. Undeveloped Public Service Authority lands account for most of this.

Water and Wetland

This category includes rivers, lakes, ponds, and wetlands (including swamps and marshes). This use accounts for 107,000 acres in Clarendon County.

Agricultural, Open and Other Lands

This category includes cropland, pastureland, woodland, all scattered residential lands less than 25 structures per 100 acres and any other open land. This use accounts for approximately 319,000 acres (approximately 75 percent of total acreage) in Clarendon County.

Land Use Sketch Plan

The Land Use Sketch Plan as herein presented was proposed by the staff of the Santee-Wateree Regional Planning Council and published in the report entitled, Land Use Sketch Plan, Santee-Wateree Regional Planning District.

The purpose of this Sketch Plan is to build around the framework (the goals) by using existing data, updated where possible, to make educated estimates on both the quantity and

MAP 7

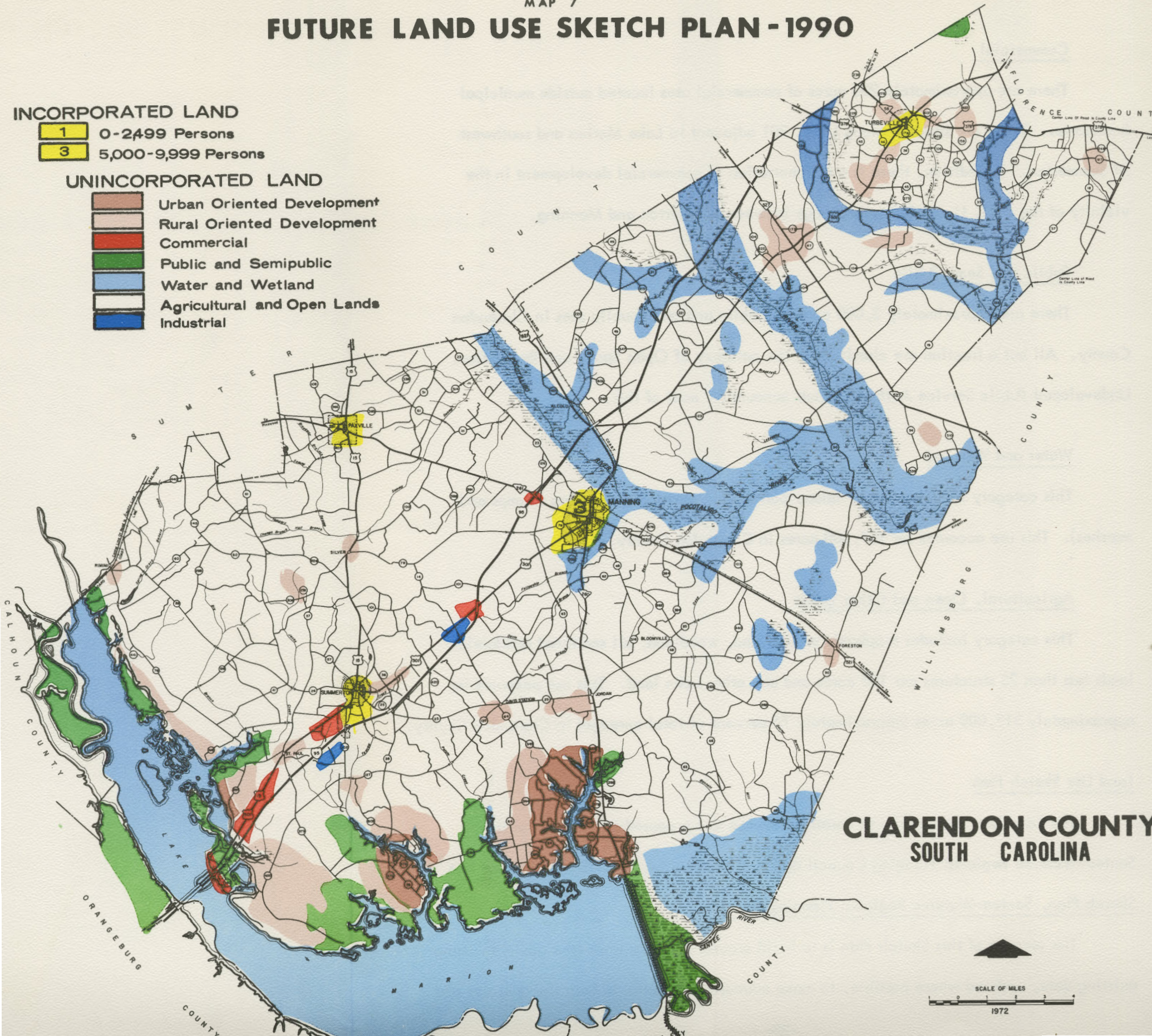
FUTURE LAND USE SKETCH PLAN - 1990

INCORPORATED LAND

- 1 0-2499 Persons
3 5,000-9,999 Persons

UNINCORPORATED LAND

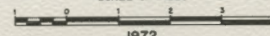
- Urban Oriented Development
Rural Oriented Development
Commercial
Public and Semipublic
Water and Wetland
Agricultural and Open Lands
Industrial



CLARENDON COUNTY
SOUTH CAROLINA



SCALE OF MILES



1972

suggested location of the broad categories of all land uses needed by the 1990.

This Sketch Plan represents the initial step in the development of a more refined comprehensive plan for the growth areas of the County as presented in a latter section of this report. It is hoped that the Sketch Plan will enable the County's people and their elected representatives to better visualize the emerging development patterns and constraints to development so that resources and efforts can be more effectively channeled to meet future needs.

Because the next section focuses on the incorporated areas and their environs, no further consideration will be given to these areas at this time. Rather, the remainder of this section will concentrate on development of unincorporated lands.

Unincorporated lands are expected to make up the greatest portion of the land area of Clarendon County in 1990. This is as expected considering that most of the land area of the County is anticipated to remain rural.

Most of the development expected to occur in Clarendon County outside incorporated areas is expected to take place near Manning and Turbeville, along the Interstate Corridor between Manning and Summerton, and especially in the Lake Marion area. Of particular importance is the land near the interchanges of I-95. Such areas provide the best potential for large scale industrial and commercial development.

Water and wetlands, the largest category in the land use classification system with the exception of Agricultural, Open and Other Land category, is not expected to increase in size. Agricultural, Open and Other Lands are, in fact, expected to decline slightly in size as urban oriented uses consume more land. However, Clarendon County is expected to remain a productive farm products area well past 1990.

PLANNING AREA ANALYSES AND DEVELOPMENT PLANS

Up to this point, the majority of the data presented and discussed has been very general in nature. However, since the purpose of this report is to provide the data necessary for planning sagaciously and intelligently for future growth and development, culminating with the actual preparation of a generalized future land use plan, special attention should be focused upon those areas possessing the greatest potential for future growth and development.

Because it was felt that most of Clarendon County's growth will occur in and immediately adjacent to the municipalities of Manning, Summerton and Turbeville and in the Lake Marion and I-95 Corridor between Manning and Summerton, these areas have been designated as Planning Areas and will be singled out for detail study and analysis.

Land Use Survey and Analysis

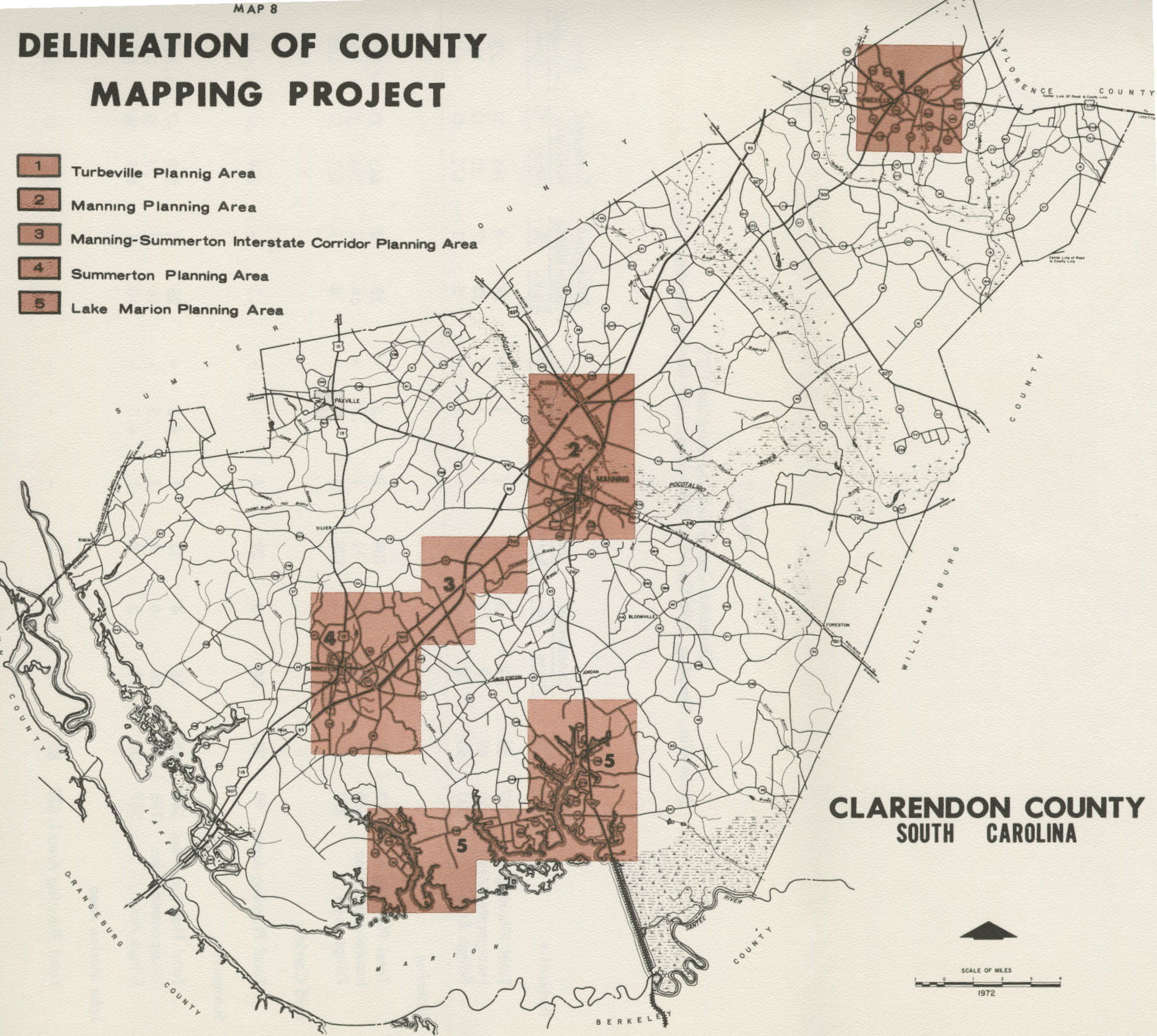
Lake Marion Area

Slightly over 1,000 acres of land, accounting for 80 percent of all developed land, in the Lake Marion Planning Area is developed for residential purposes. The only other use accounting for appreciable amounts of acreage is roads and railroads which occupy approximately 200 acres.

One particularly significant feature of housing in this area is the fact that mobile homes comprise 35 percent of the units. Whether this proportion will increase or decrease is difficult to tell. There is definitely a trend to mobile home living, however, the rapidly increasing value of property in the area and the trend to more luxurious and permanent

DELINEATION OF COUNTY MAPPING PROJECT

- 1** Turbeville Plannig Area
- 2** Manning Planning Area
- 3** Manning-Summerton Interstate Corridor Planning Area
- 4** Summerton Planning Area
- 5** Lake Marion Planning Area



CLARENDON COUNTY
SOUTH CAROLINA

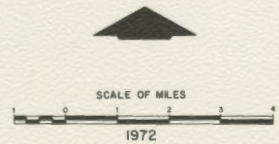


TABLE 5

Clarendon County Existing Land Use 1972
 Turbeville, Manning, I-95 Corridor, Summerton, Lake Marion Planning Areas




	Residential		Commercial		Industrial		Utilities		Public and Semi-Public		Roads and Railroads		Total Developed
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres
Turbeville													
Total Planning Area	297	55	29	5	6	1	1	-	28	5	195	34	554
Incorporated Area	66	49	19	14	6	4	1	.7	23	17	23	17	136
Fringe Area	231	55	10	2.3	-	-	-	-	5	1	172	41	418
Manning													
Total Planning Area	913	49	84	5	134	8	.5	-	73	4	645	35	1,849
Incorporated Area	656	67	60	6	11	1	.5	-	64	7	194	20	986
Fringe Area	257	30	24	3	123	14	-	-	8	1	451	52	863
I-95 Corridor													
Total Planning Area	99	24	34	8	22	6	-	-	.3	-	254	62	410
Summerton													
Total Planning Area	543	45	48	4	12	1	4.3	-	25	2	572	47	1,205
Incorporated Area	196	62	26	8	4	1	.5	-	16	5	73	23	315
Fringe Area	347	39	22	3	8	1	4.0	-	10	1	499	56	890
Lake Marion Area													
Total Planning Area	1,037	80	17	1	-	-	-	-	25	2	219	17	1,297

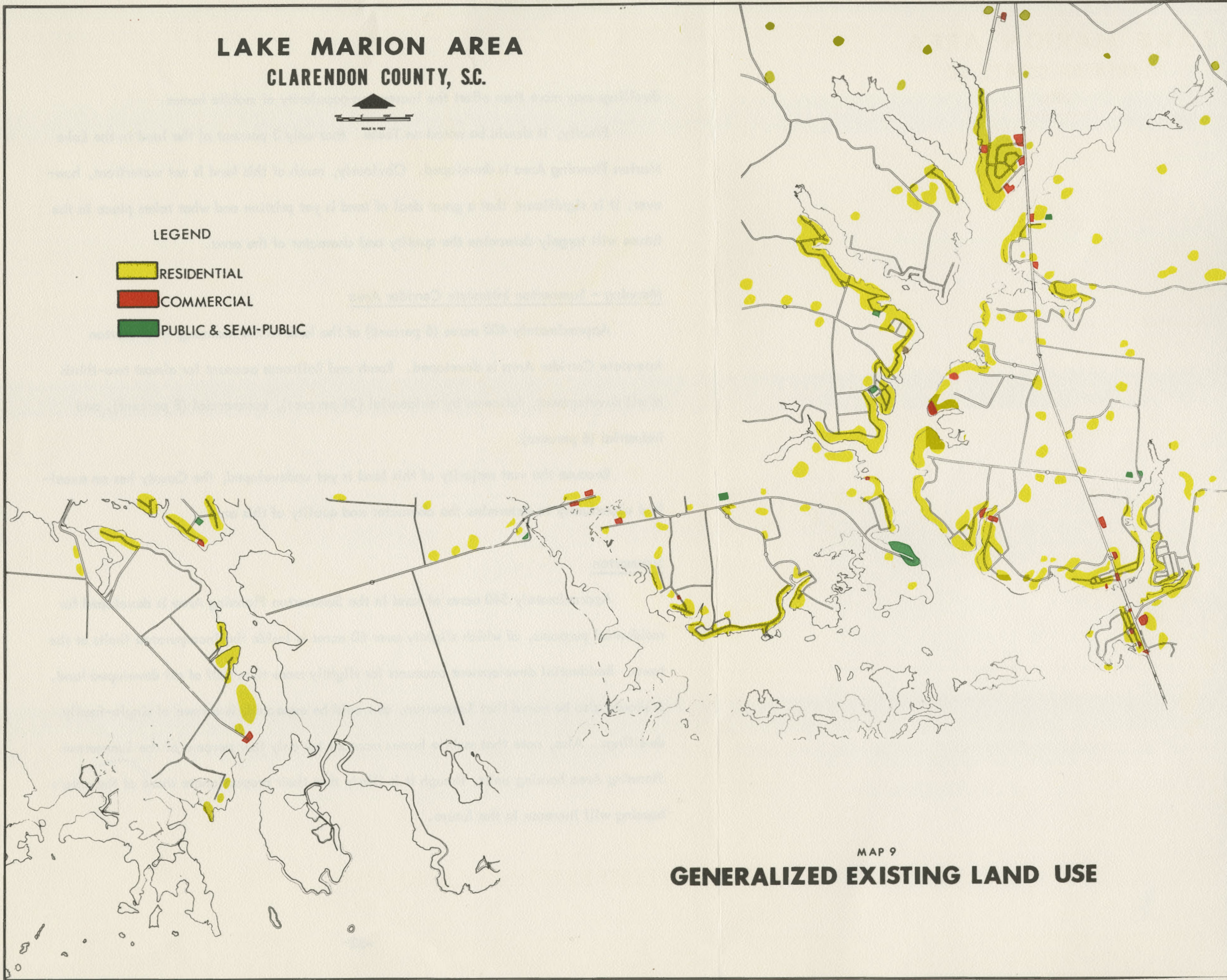
LAKE MARION AREA

CLARENDON COUNTY, S.C.



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC & SEMI-PUBLIC



MAP 9

GENERALIZED EXISTING LAND USE

dwellings may more than offset the increasing popularity of mobile homes.

Finally, it should be noted on Table that only 3 percent of the land in the Lake Marion Planning Area is developed. Obviously, much of this land is not waterfront, however, it is significant that a great deal of land is yet pristine and what takes place in the future will largely determine the quality and character of the area.

Manning - Summerton Interstate Corridor Area

Approximately 400 acres (6 percent) of the land in the Manning - Summerton Interstate Corridor Area is developed. Roads and Railroads account for almost two-thirds of all development, followed by residential (24 percent), commercial (8 percent), and industrial (6 percent).

Because the vast majority of this land is yet undeveloped, the County has an excellent opportunity to determine the character and quality of this area.

Summerton

Approximately 540 acres of land in the Summerton Planning Area is developed for residential purposes, of which slightly over 60 acres is inside the incorporated limits of the town. Residential development accounts for slightly more than half of all developed land. It should also be noted that Summerton, as would be expected, is a town of single-family dwellings. Also, note that mobile homes account for only four percent of the Summerton Planning Area housing units, though it is likely that their proportionate share of the area's housing will increase in the future.

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

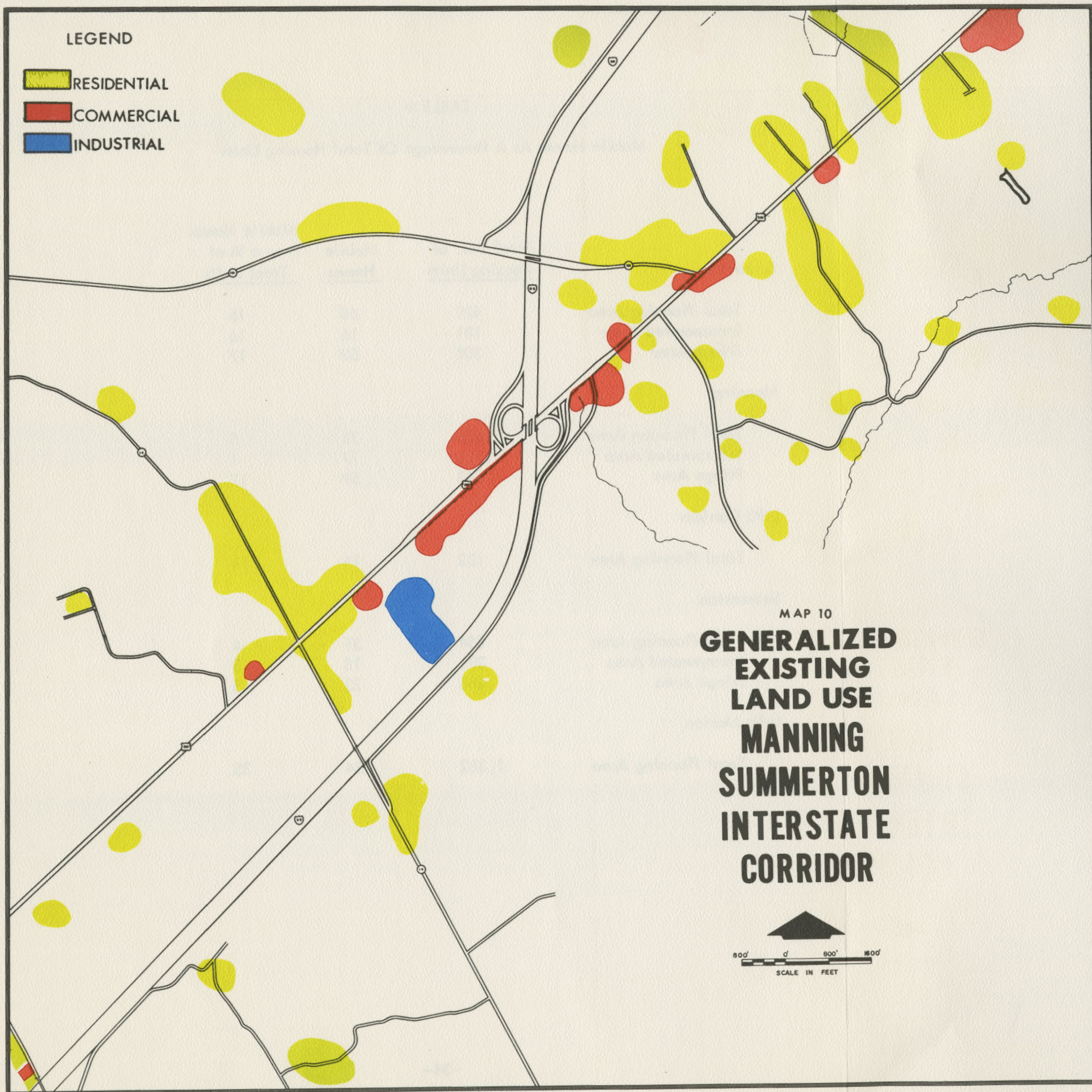


TABLE 6

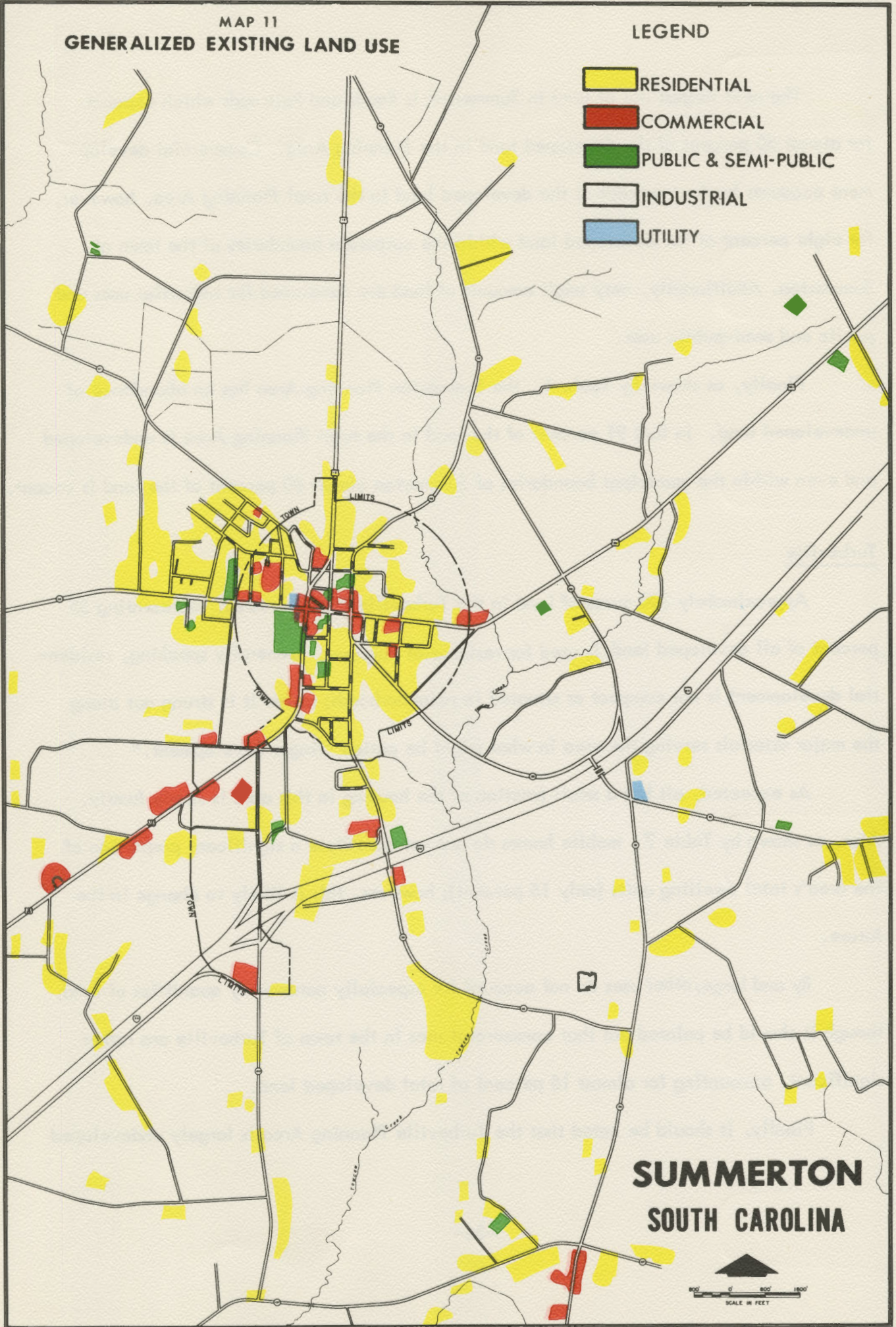
Mobile Homes As A Percentage Of Total Housing Units

	<u>Total No. of Housing Units</u>	<u>Mobile Homes</u>	<u>Mobile Homes as a % of Total Units</u>
Turbeville			
Total Planning Area	439	68	15
Incorporated Area	131	16	16
Fringe Area	308	52	17
Manning			
Total Planning Area	1,654	76	5
Incorporated Area	1,311	17	1
Fringe Area	343	59	17
I-95 Corridor			
Total Planning Area	132	15	11
Summerton			
Total Planning Area	854	31	4
Incorporated Area	391	18	5
Fringe Area	463	23	5
Lake Marion			
Total Planning Area	1,382	484	35

MAP 11
GENERALIZED EXISTING LAND USE

LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- INDUSTRIAL
- UTILITY



SUMMERTON
SOUTH CAROLINA



The next largest use of land in Summerton is Roads and Railroads which account for almost 50 percent of the developed land in the Planning Area. Commercial development accounts for four percent of the developed land in the total Planning Area, however, for eight percent of the developed land within the corporate boundaries of the town of Summerton. Additionally, very small amounts of land are developed for industrial uses and public and semi-public uses.

Finally, as shown by Table 6 , the Summerton Planning Area has an abundance of undeveloped land. In fact 91 percent of the land in the total Planning Area is undeveloped and even within the municipal boundaries of Summerton almost 60 percent of the land is vacant.

Turbeville

Approximately 300 acres of land in the Turbeville Planning Area, representing 55 percent of all developed land, is used for residential purposes. Generally speaking, residential development is not compact or situated in neighborhoods; rather it is strung out along the major arterials serving the area in what might be called "finger development."

As expected, all but a small fraction of the housing in this area is single family. Also, as shown by Table 7 , mobile homes do not yet constitute a significant proportion of the area's total dwelling units (only 15 percent); however, this is likely to change in the future.

By and large, other uses do not account for especially noteworthy quantities of land, though it should be pointed out that commercial uses in the town of Turbeville are rather significant, accounting for almost 15 percent of total developed land.

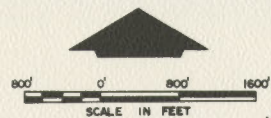
Finally, it should be noted that the Turbeville Planning Area is largely undeveloped

TURBEVILLE

SOUTH CAROLINA

MAP 12

GENERALIZED EXISTING LAND USE



LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- INDUSTRIAL
- UTILITY

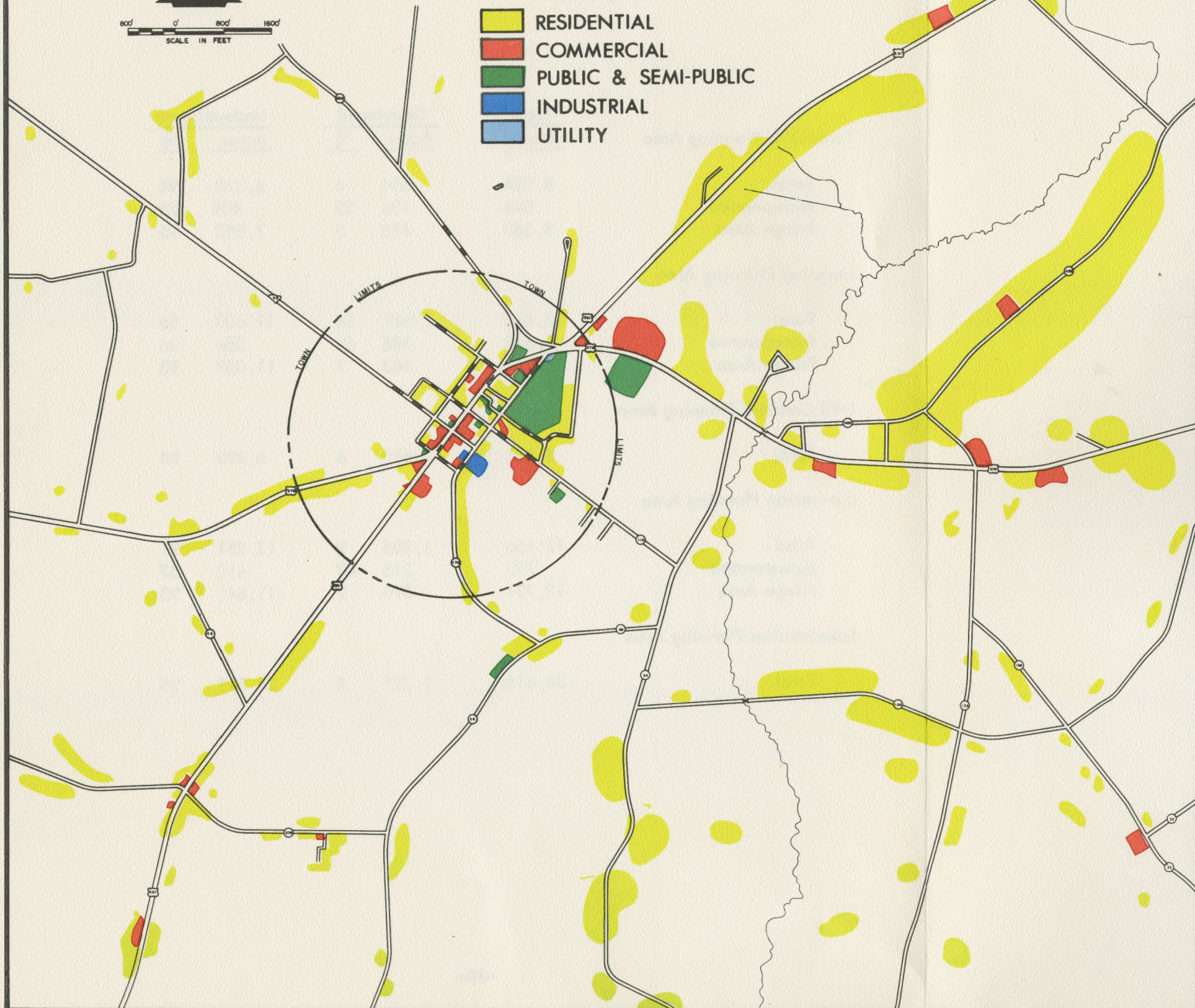


TABLE 7

Total Acres Developed and Undeveloped
By Planning Area - 1972-1973

	<u>Total</u>	<u>Developed</u>		<u>Undeveloped</u>	
	<u>Acres</u>	<u>Acres</u>	<u>%</u>	<u>Acres</u>	<u>%</u>
Turbeville Planning Area					
Total	8,924	554	6	8,370	94
Incorporated	544	136	25	408	75
Fringe Area	8,380	418	5	7,962	95
Manning Planning Area					
Total	13,458	1,849	14	11,609	86
Incorporated	1,542	986	64	556	36
Fringe Area	11,916	863	7	11,053	93
I-95 Corridor Planning Area					
Total	6,801	410	6	6,392	94
Summerton Planning Area					
Total	13,456	1,205	9	12,251	91
Incorporated	725	315	43	410	57
Fringe Area	12,731	890	7	11,841	93
Lake Marion Planning Area					
Total	24,616	1,297	5	23,319	95

for urban uses. Approximately three-quarters of the land inside the Turbeville municipal boundaries is vacant as is 95 percent in the fringe areas

Manning

Residential land accounts for 49 percent of the developed land in the Manning Planning Area (67 percent inside the City and 30 percent in the fringe). In terms of acreage almost two and a half times as much is used for residential purposes in the City as in the fringe, however, the average lot size is much greater on the average outside the City boundaries.

On the whole, most urban-level residential development in the Manning Planning Area is situated inside the City boundaries--though there are several densely populated areas developing in the fringe which need or will need in the future, municipal services and probably should be annexed.

Manning is almost entirely a City of single-family homes and, in fact, is in dire need of some low and middle income multi-family residential development.

It should also be noted that to date Manning has only very few mobile homes--accounting for only five percent of the total Planning Area dwelling units and one percent of Manning proper dwelling units. In the survey of occupants of substandard housing conducted for the Clarendon County Initial Housing Element, many residents said they either wanted or planned to purchase mobile homes. So, it is likely a large influx of such dwelling units can be expected in the near future.

Commercial development which accounts for 84 acres (60 acres inside municipal boundaries and 24 acres in the fringe) is concentrated in the core areas of the City, and

MANNING SOUTH CAROLINA

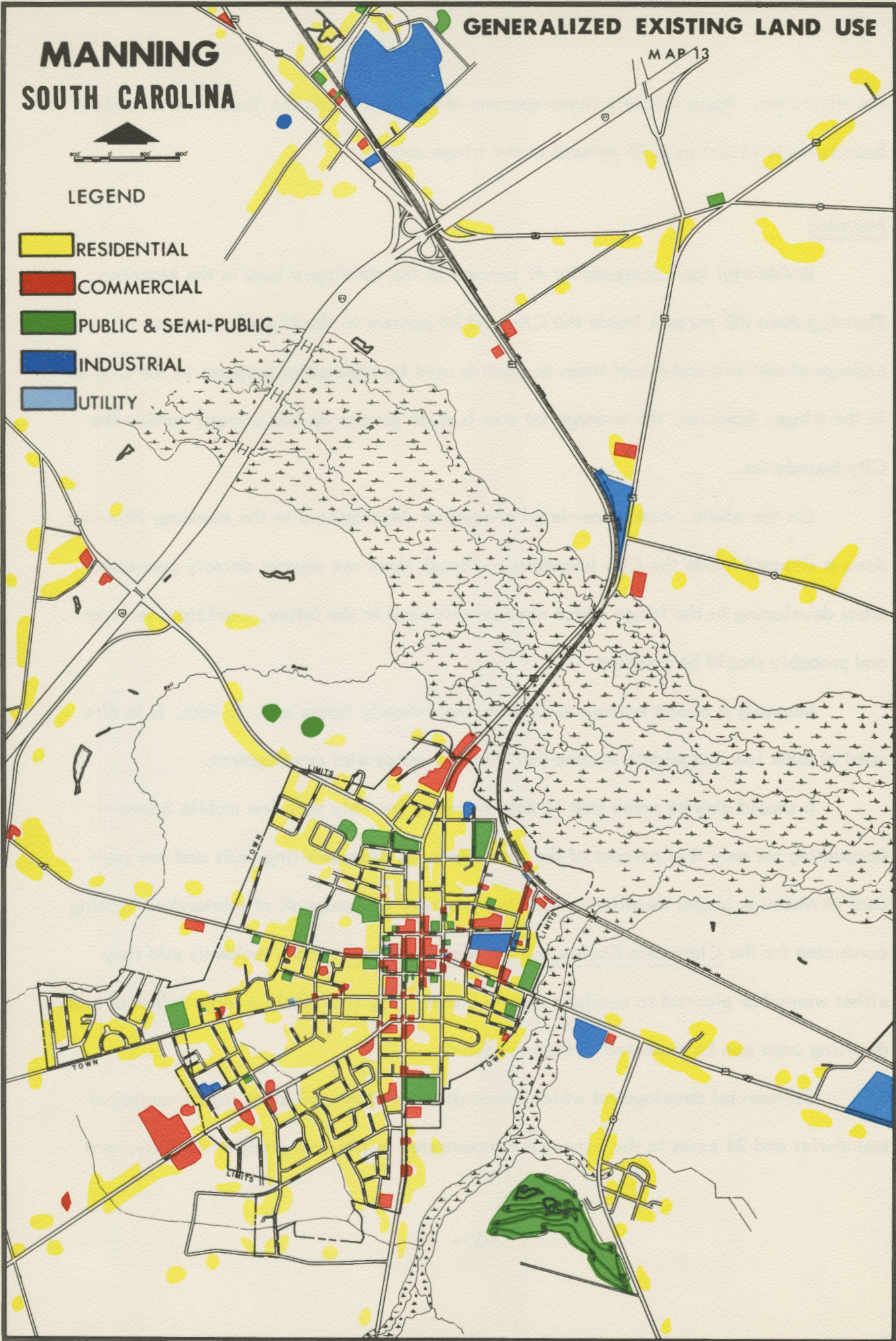
GENERALIZED EXISTING LAND USE

MAP 13



LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- INDUSTRIAL
- UTILITY



hopefully will remain so, however, several of the main highways coming into the City are also becoming dotted with commercial development. In addition, several neighborhoods--especially those which are blighted--have small commercial establishments scattered throughout. Such mixed uses generally have a deleterious effect upon the neighborhoods in which they are located.

Roads and Railroads constitute the second largest use of land in Manning followed by industrial uses, commercial uses and then public and semi-public uses. Industrial uses in Clarendon County are concentrated in the Manning Area and account for 135 acres of developed land (eight percent).

As was also true in the other Planning Areas, the Manning Planning Area abounds with undeveloped land. In fact, even within the municipal boundaries of the City, approximately a third of the land is yet undeveloped.

Housing Conditions

A survey of structural quality provides the necessary information for identifying deteriorating neighborhoods for long range planning purposes. This information helps to identify parts of the urban area where there might be freedom to modify the existing land use patterns.

The inventory of housing conditions, undertaken simultaneously with the Land Use Survey during the Fall of 1972, is based on an external appearance survey which classified each residential structure on the basis of obvious structural conditions and maintenance deficiencies. The system used to grade the housing is as follows:

Sound - Housing that is generally in good condition; only routine maintenance is needed to keep the property stable.

Minor Repair - Housing that needs painting and replacement of minor parts, e.g., porch, stairs, and window frames.

Major Repair - Housing that has started to decline. It usually has some major deficiency, and extensive repair is necessary to bring the structure up to average. Examples of this type of deficiency are cracked foundations, walls, roofs in bad condition, and walls out of plumb.

Dilapidated - Housing that has reached a stage where it probably would be more economical to raze the building than to remove it.

For the purposes of this study, the first two categories - Sound and Minor Repair - would indicate housing in standard condition. The latter two - Major Repair and Dilapidated - are structures which would be described as substandard. The results are shown on Table . For information on the location of areas characterized by substandard housing, see the Clarendon County Initial Housing Element. For an exact location see the Land Use Maps.

By and large, housing conditions in the Manning and Turbeville Planning Areas are much better than in the Summerton Planning Area, and in all three instances housing within the municipal boundaries is superior to that in the surrounding fringe areas.

To illustrate, approximately three-quarters of the dwelling units in the Turbeville and Manning Areas are in standard condition vis a vis approximately half in the Summerton Planning Area. Moreover, approximately 80 percent of the housing within the corporate

TABLE 8
Housing Condition

		Standard				Substandard				
		Sound		Minor Repair		Major Repair		Dilapidated		
		No.	%	No.	%	No.	%	No.	%	Total
Turbeville										
Total		231	62	50	13	39	11	51	14	371
Incorporated Area		93	80	10	9	5	5	7	6	115
Fringe Area		138	54	40	16	34	13	44	17	256
Manning										
Total		996	63	235	15	126	8	221	14	1,578
Incorporated Area		861	67	186	14	98	8	149	12	1,294
Fringe Area		135	48	49	17	28	10	72	25	284
I-95 Corridor										
Total		34	29	25	21	30	26	28	24	117
Summerton										
Total		292	36	151	19	107	13	263	32	813
Incorporated Area		167	45	78	21	25	7	103	27	373
Fringe Area		125	28	73	17	82	19	160	36	440
Lake Marion										
Total		733	82	67	7	24	3	74	8	898

limits of Turbeville and Manning is standard as compared with 65 percent in the Manning fringe area and 70 percent in the Turbeville fringe area. In Summerton the gap in housing quality is even more pronounced as is evidenced by the fact that 66 percent of the housing inside the corporate limits is standard vis a vis 45 percent in the fringe.

Despite the fact that housing in the Manning and Turbeville Planning Areas is superior to that in the Summerton Planning Area, and housing inside the corporate boundaries of all three is superior to that in the fringe areas, there is a great deal of room for improvement in all three. A detailed analysis of this problem is presented in the Lee County Initial Housing Element.

Finally, half of the dwelling units in the Manning-Summerton Corridor are in standard condition and almost 90 percent in the Lake Marion Area are in Standard condition.

Land Use Problems and Trends

The survey of existing land use in Clarendon County has served to identify numerous problems and trends in the County's growth and development. A compendium of the most salient problems and trends identified by the Land Use Survey and Analysis is in order at this time:

1. At the present time, large segments of Clarendon County are blighted by deteriorating and dilapidated housing.
2. Because of the absence of a zoning ordinance, several sections of Clarendon County are dotted by incompatible mixtures of land use. This will become more acute in the future unless something is done.
3. Commercial development shows signs of becoming decentralized and stripped

along major highways. This will likely become more of a problem as water lines are constructed in outlying areas.

4. Many of the residential lots, particularly in the municipalities, are of peculiar and irregular shape and are frequently much too small.
5. There are numerous areas - urban in nature and density of development - which need to be served water and sewer facilities. In some cases this could result in health problems if something is not done.
6. In some sections of Clarendon County there is a trend toward urban level development in unincorporated areas. Something needs to be done to see that these areas are properly developed and served with necessary services and facilities.
7. Mobile homes are certain to become a significant source of new housing for the people of Clarendon County. Controls are needed to insure that such development does not have a detrimental effect upon the County.

Development Plan

Lake Marion Area

In the future it is likely that development will continue along much the same pattern as in the past--though probably on a much larger scale and generally higher quality. Recreation and resort development will occur almost entirely immediately adjacent to the water front. Land not having access to the water has little potential for such development.

Because it is anticipated that land uses around Lake Marion will be mixed and intermingled--a condition not necessarily detrimental to the area so long as it is properly con-

LAKE MARION AREA

CLARENDON COUNTY, S.C.



MAP 14

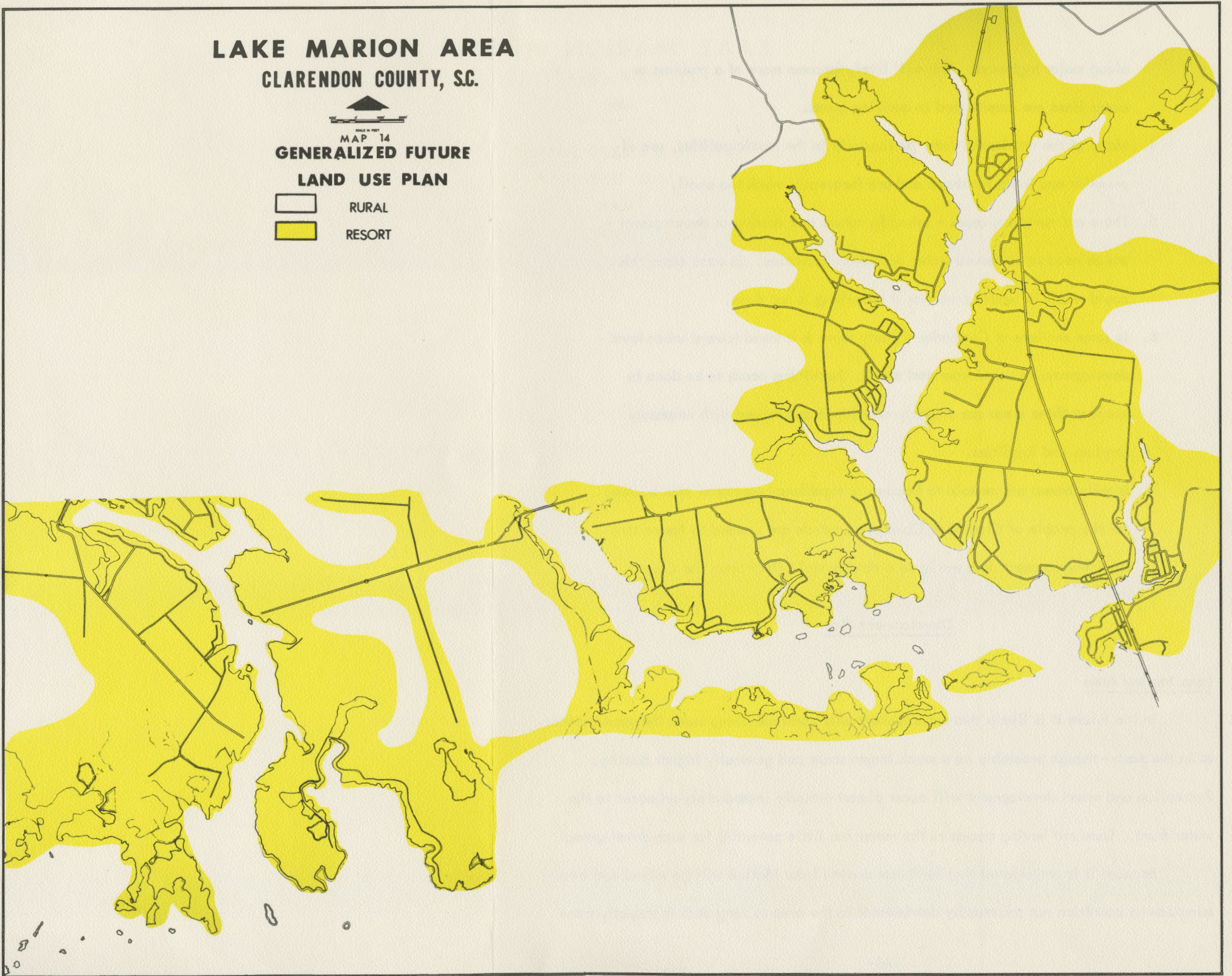
GENERALIZED FUTURE LAND USE PLAN



RURAL



RESORT



trolled--this area is designated on the Development Plan as resort development and it is anticipated that a Zoning Ordinance--to be prepared in the near future--probably utilizing floating zones or some similar technique, will be utilized to guide and control development of the Lake Marion Area.

Manning - Summerton Interstate Corridor

It is anticipated that the land in the vicinity of the interchange of U. S. 301 and I-95 will become heavily developed with commercial uses and probably also to a lesser extent with some industrial uses. In fact, even though the area is shown on the plan as commercial it is intended that compatible industrial uses also be permitted and encouraged.

It is also intended that the areas designated on the plan as residential continue to develop in this fashion in the hope that it becomes economically feasible to provide water and sewerage facilities to all the various developments in the Corridor.

Summerton

During the next 20 years, little or no population growth is expected in the Summerton Planning Area, however some development should occur as a result of families replacing older deteriorating homes with new ones.

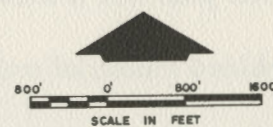
Hopefully, new economic opportunities will result from the completion of I-95 which will reverse past population trends and result in needed growth. The area in the vicinity of the interchange of I-95 and Hwy 102 especially offers an excellent potential for economic development. On the plan this is shown as commercial, however it is envisioned that it be developed as a combined industrial and commercial complex. Very little other commercial development is likely and it should be located in those areas now commercial in character.

MAP 15

GENERALIZED FUTURE LAND USE PLAN

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

MANNING
SUMMERTON
INTERSTATE
CORRIDOR



New residential development should also be encouraged to locate in existing residential areas. The residential areas in the western part of town are generally medium and high density in nature and characterized by a large number of substandard housing. Zoning restrictions should be less stringent than in those areas designated as low density residential so as to facilitate needed redevelopment.





Turbeville

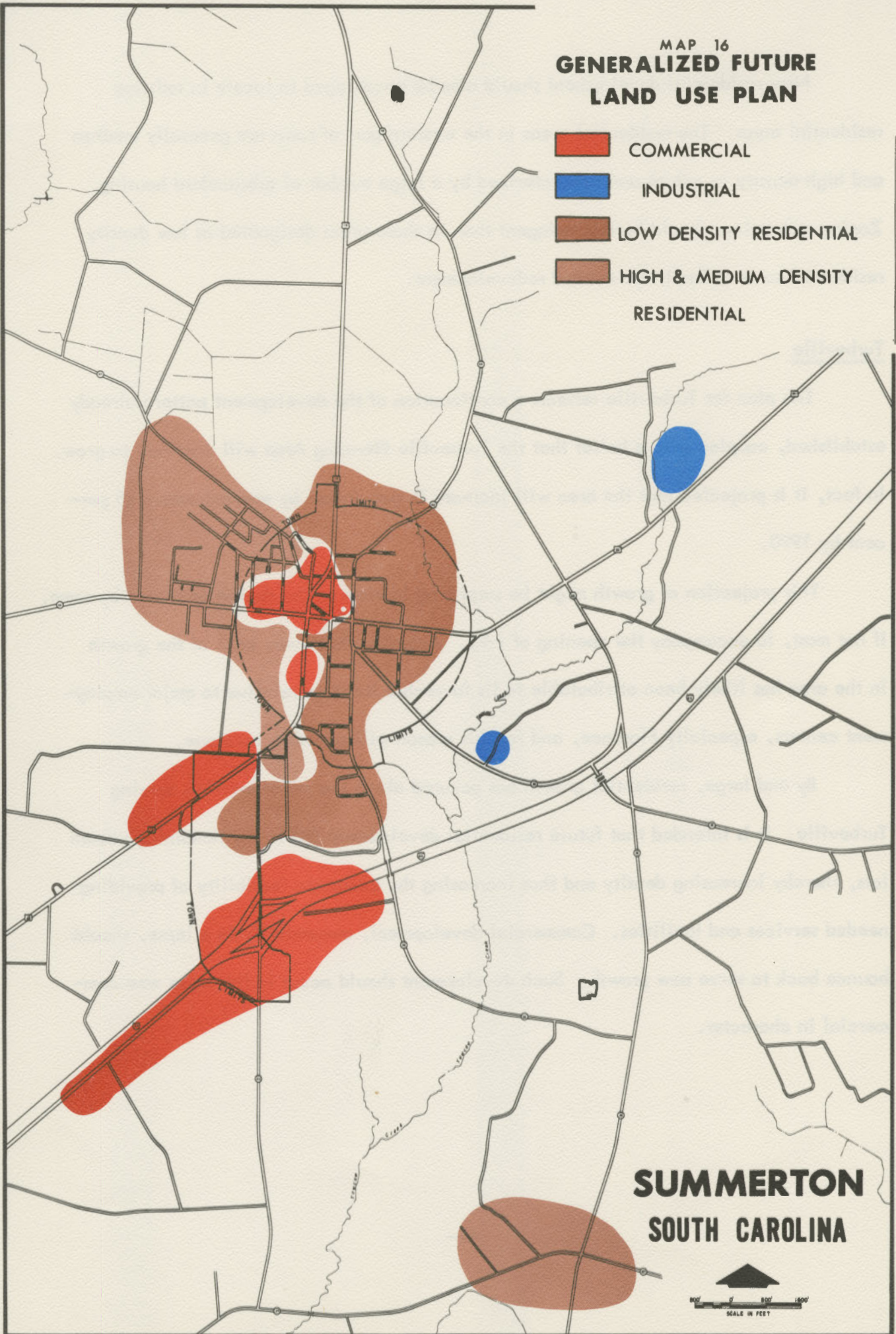
The plan for Turbeville reflects a continuation of the development pattern already established, coupled with a belief that the Turbeville Planning Area will continue to grow. In fact, it is projected that the area will increase in population by approximately 65 percent by 1990.

This projection of growth might be surprising in view of the demise expected by some, if not most, to accompany the opening of I-95. Actually, however, most of the growth in the area has likely been attributable to its favorable location relative to major employment centers, especially Florence, and for this reason will probably continue.

By and large, residential growth has occurred along the major arterials serving Turbeville. It is intended that future residential development fill in the remaining vacant lots, thereby increasing density and thus increasing the economic feasibility of providing needed services and facilities. Commercial development, momentarily in a lapse, should bounce back to serve new growth. Such development should occur in the areas now commercial in character.

MAP 16
**GENERALIZED FUTURE
LAND USE PLAN**

-  **COMMERCIAL**
-  **INDUSTRIAL**
-  **LOW DENSITY RESIDENTIAL**
-  **HIGH & MEDIUM DENSITY
RESIDENTIAL**



Manning

Residential

During the next 20 years, it is expected that the population of the Manning Planning Area will increase by approximately 2,000 persons. These new residents, coupled with those families who will replace older deteriorating homes with new ones, will likely account for the addition of some 300 to 500 new dwelling units by 1990. Moreover, this increase could be even greater if industrial development exceeds that expected.

Residential growth, as delineated on Map 18, should be encouraged to fill in vacant lots in those areas already showing growth and along the major highways which are scheduled to be provided with water and, hopefully, sewerage facilities.

It will be noted that a distinction has been made between low density residential development and medium and high density development. Those areas designed as medium or high density are generally characterized by either or all of the following characteristics:

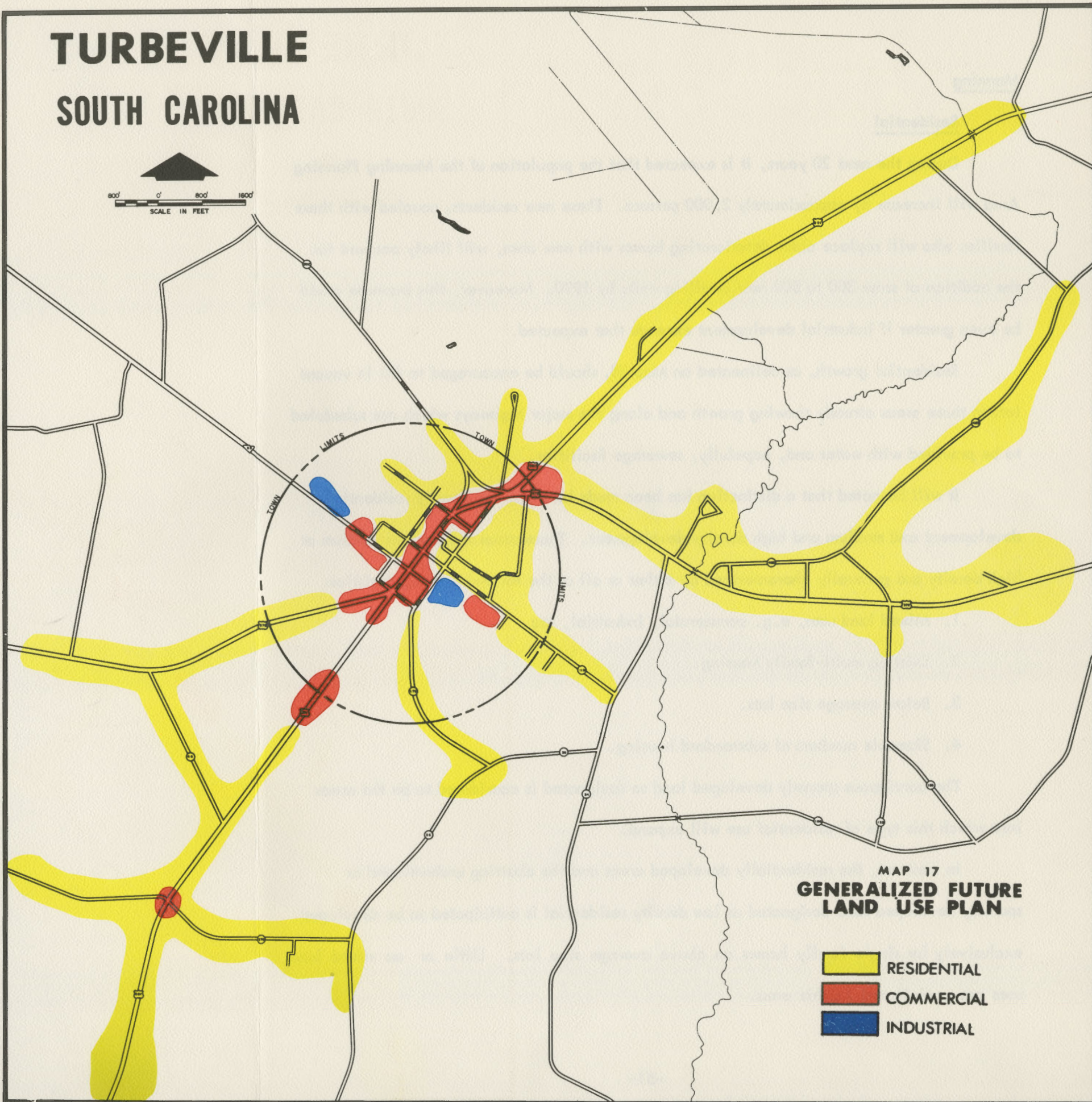
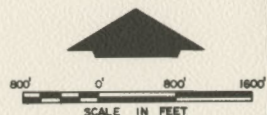
1. Mixed land uses, e.g. commercial, industrial, etc.
2. Existing multi-family housing.
3. Below average size lots.
4. Sizeable numbers of substandard housing.

The contiguous sparsely developed land so designated is considered to be the areas into which this type of residential use will expand.

In contrast, the residentially developed areas and the abutting undeveloped or sparsely developed land designated as low density residential is anticipated to be developed exclusively for single-family homes on above average size lots. Little or no mixed land uses are anticipated in this area.

TURBEVILLE

SOUTH CAROLINA



MAP 17
**GENERALIZED FUTURE
LAND USE PLAN**



It is the intent in this plan to be least restrictive in those areas most in need of redevelopment and thereby make available land for needed multi-family housing and low and medium income housing. It further generally recognizes the prevailing lot size and density of the area as now developed.

On the other hand, the areas designated as low density residential should be protected from deleterious encroachment of mixed land uses and should be encouraged to expand.

Succinctly stated, the purpose of this plan in regard to residential development is to encourage and facilitate new development, replace and eliminate blighting influences, protect and expand standard housing, and to channel growth into areas where it can be provided with needed public facilities at the lowest possible cost.

Commercial





Commercial growth should continue to be concentrated in the central business district, albeit other concentrations of existing commercial development will continue to exist and even expand somewhat. Actually, some of these areas designated as commercial may now contain or attract in the future some development widely thought to be industrial, e.g. storage or uses which are combinations of both industrial and commercial, e.g. saw mills and wholesale and retail lumber supply outlets.

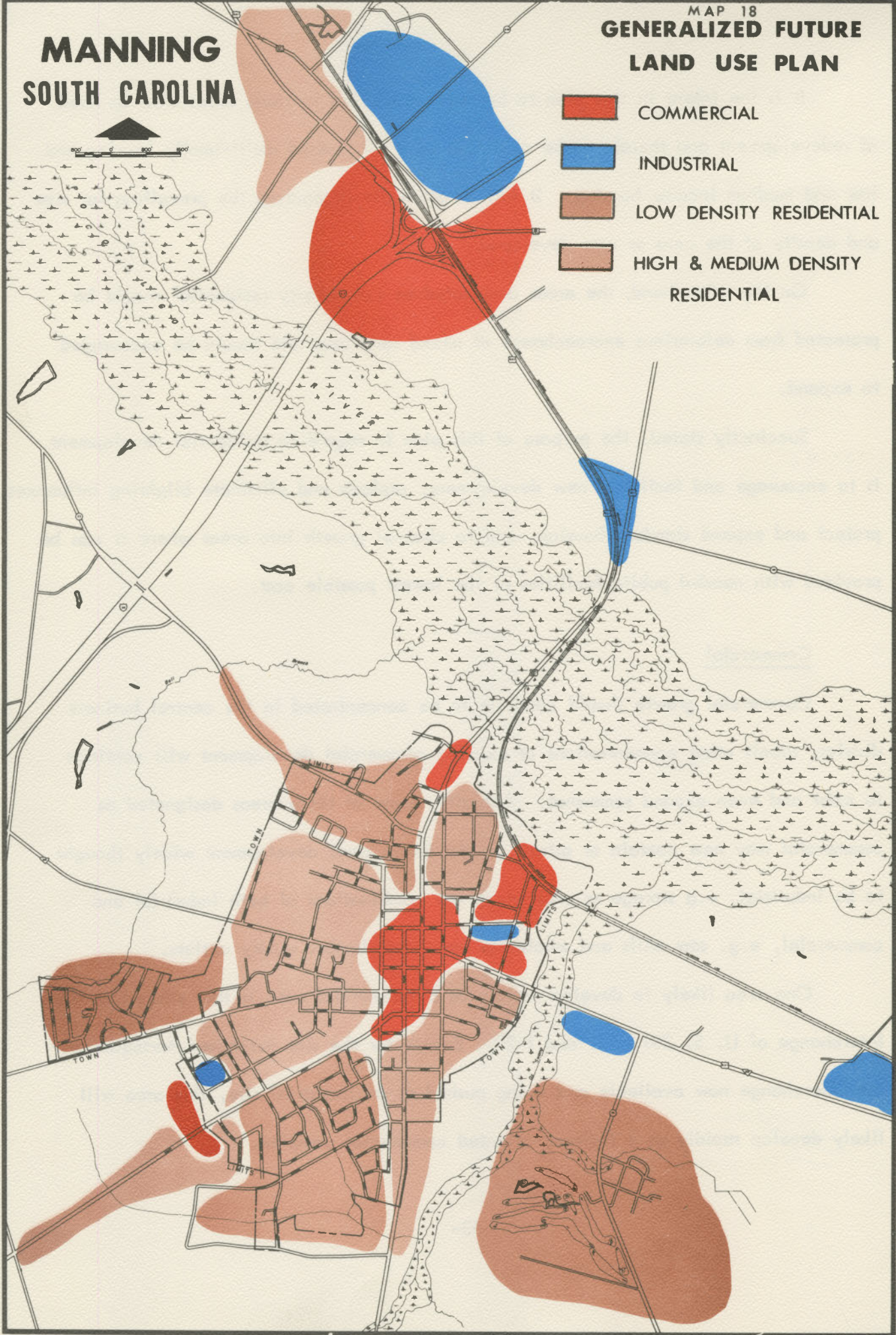
One area likely to develop rapidly as a commercial area is that situated at the interchange of U. S. 301, 521 and I-20. Except for the site purchased northeast of the interchange now available and being pushed as an industrial site, this area will likely develop rapidly as a highway-oriented commercial complex.

MANNING SOUTH CAROLINA



MAP 18 GENERALIZED FUTURE LAND USE PLAN

-  COMMERCIAL
-  INDUSTRIAL
-  LOW DENSITY RESIDENTIAL
-  HIGH & MEDIUM DENSITY RESIDENTIAL



Industrial

By and large, areas designated as industrial either already have industrial concerns in the area, or are presently on the market or publically designated as industrial. Of particular significance, as noted above, is the proposed industrial site northeast of the I-20 and U. S. 301 and U. S. 521 interchange.

Moreover, it should be noted that other areas in the vicinity of this interchange denoted on the plan as commercial also have good industrial potential and could be used for such purposes.

CONCLUSION

The work thus far is just a beginning--a means not an end. In order to bring to fruition the plans and goals outlined in this study, it will be necessary for Clarendon County and/or its political subdivisions to adopt and enforce various land use controls. The controls, such as zoning, subdivision regulations and building and housing codes, should be a logical outgrowth of the comprehensive planning program.